

Town of Elsmere
Planning Commission Agenda
May 6, 2014

Council Chamber - 6:30 pm

The Chairman and Commissioners may call for and go into Executive Session to discuss legal matters. The agenda of any meeting shall be subject to change to include additional items including Executive Sessions. Executive Sessions will be closed to the public and no action shall be taken during an Executive Session. All action will be taken in open public session.

Call to Order:

Pledge of Allegiance:

Roll Call:

Public Comment: Limit three (3) minutes per person

Approval of Minutes:

1. Minutes from the April 8, 2014 Planning Commission Meeting.

Old Business:

1. None.

New Business:

1. **Review Petition 14-04 Tax Parcel Number: 1900-400-793**

Applicant is seeking approval to allow the construction of a single family dwelling and drive to ensure the proposed single family dwelling meets harmonious development intents of the Town of Elsmere in accordance with Town of Elsmere Code Section 225(9). The Planning Commission will review and make a decision regarding this petition.

A set of floor plans are available for viewing in the Code Office.

2. **Review Petition 14-05 Tax Parcel Number: 1900-500-138**

Applicant is seeking a Special Exception Use Permit in the CC Zoning District; a variance from minimum requirement of two acres to 0.11 acres; a variance from the maximum building coverage of 20% to 92%; a variance of the minimum distance from the street line from the required 60 feet to 10.1 feet; and a variance from the required parking spaces of five spaces to two spaces in accordance with Town of Elsmere Code Section 225-28(B) to operate a Church/Bible study ministry at the subject property. The Planning Commission will review and make a recommendation to the Board of Adjustment regarding this petition.

Anyone wishing to attend the meeting who may require special accommodations should contact Ms. Cynde Mason at (302) 998-2215.

3. Review Petition 14-06 Tax Parcel Number: 1900-100-076

Applicant is seeking a variance from allowable maximum lot coverage of 30% to 38% in accordance with Town of Elsmere Code Section 225 Attachment 3 and Section 225-30 to install 680 sq. ft. of additional impervious surface. The Planning Commission will review and make a recommendation to the Board of Adjustment regarding this petition.

***NOTE: This property is subject to all flood plain regulations.**

4. Review Petition 14-07 Tax Parcel Number: 1900-400-412

Applicant is seeking a variance from allowable maximum lot coverage of 30% to 44% in accordance with Town of Elsmere Code Section 225 Attachment 3 to install 180 sq. ft. of additional impervious surface. The Planning Commission will review and make a recommendation to the Board of Adjustment regarding this petition.

5. Review of the Town of Elsmere Comprehensive Plan

Items Submitted by Chairman and Board Members:

Public Comment: Limit three (3) minutes per person

Adjournment:

Anyone wishing to attend the meeting who may require special accommodations should contact Ms. Cynde Mason at (302) 998-2215.